106.0	0003	0005.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,351,500	/	1,351,500
USE VALUE:	1,351,500	/	1,351,500
ASSESSED:	1,351,500	/	1,351,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		OLD MIDDLESEX PATH, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ANDREW CHARLES D &
Owner 2:	HEBERT TRACY L
Owner 3:	
Street 1:	3 OLD MIDDLESEX PATH
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	27 29 HARVARD ST ARLINGTON LLC -
Owner 2:	-
Street 1:	11 WOODLAWN AVE
Twn/City:	NEEDHAM
St/Prov:	MA Cntry:
Postal:	02492

NARRATIVE DESCRIPTION

This parcel contains .209 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2011, having primarily Clapboard Exterior and 4500 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9112.000	866,100		485,400	1,351,500
Total Card	0.209	866,100		485,400	1,351,500
Total Parcel	0.209	866,100		485,400	1,351,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 300.33 | /Parcel: 300.33

Legal Description

User Acct: 313809

GIS Ref:

GIS Ref:

Insp Date: 09/11/18

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 106.0-0003-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	866,100	0	9,112.	485,400	1,351,500		Year end	12/23/2021
2021	101	FV	839,800	0	9,112.	485,400	1,325,200		Year End Roll	12/10/2020
2020	101	FV	839,800	0	9,112.	485,400	1,325,200	1,325,200	Year End Roll	12/18/2019
2019	101	FV	649,000	0	9,112.	485,400	1,134,400	1,134,400	Year End Roll	1/3/2019
2018	101	FV	649,000	0	9,112.	416,000	1,065,000	1,065,000	Year End Roll	12/20/2017
2017	101	FV	649,000	0	9,112.	388,300	1,037,300	1,037,300	Year End Roll	1/3/2017
2016	101	FV	649,000	0	9,112.	332,800	981,800	981,800	Year End	1/4/2016
2015	101	FV	634,900	0	9,112.	298,100	933,000	933,000	Year End Roll	12/11/2014

!15851!

PRINT

Date	Time
12/30/21	21:29:03

LAST REV

Date	Time
09/26/18	14:08:59
apro	

PAT ACCT. 15851

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
27 29 HARVARD S	1422-102		8/31/2012		960,000	No	No		
ACONE LINDA,	1397-2		3/2/2011	Mult Lots	674,239	No	No		

USER DEFINED

Prior Id # 1:	67983
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/31/2012	689	New Wind	2,700					5 REPLACEMENT WIND
12/27/2011	1896	Redo Bas	20,000					
5/26/2011	496	New Buil	233,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/11/2018	MEAS&NOTICE	CC	Chris C
1/12/2012	Whole Card	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9112		Sq. Ft.	Site		0	70.	0.76	4									485,352						485,400	

Total AC/HA:	0.20918	Total SF/SM:	9112	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	485,352	Spl Credit		Total:	485,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2011	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1M - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.7	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.7	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.88333333
Const Adj.:	0.99989998
Adj $ / SQ:	114.822
Other Features:	130577
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	872180
Depreciation:	6105
Depreciated Total:	866075

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	3	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	2
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	152.71
Special Features:	0	Val/Su Net:	176.76
Final Total:	866100	Val/Su SzAd	192.47

SKETCH

UnSketched SubAreas:
GLA: 4500,
GAR: 400,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	4,500	114.820	516,698
GAR	Garage	400	21.250	8,499

Net Sketched Area:	4,900			Total:	525,197
Size Ad	4500	Gross Area	4900	FinArea	4500

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

106.0-0003-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	